

local residents. Among these techniques are contract rezones, floating zones, overlay zones, performance standards, incentive (density bonus) zones and planned unit development districts. (*Bellingham, Wash.*)

■ **floating zone** (See also *spot zoning*) An unmapped zoning district where all the zone requirements are contained in the ordinance and the zone is fixed on the map only when the application for development meeting the zone requirements is approved. (*Iowa State University Extension Service*)

A zoning district that is described in the text of the zoning ordinance but not mapped as a specific district in a specific location. When a project of sufficient size anywhere within unrestricted areas can meet certain other requirements, however, the floating zone can be anchored and the area designated on the zoning map. (*Handbook for Planning Commissioners in Missouri*)

An unmapped zoning district that is established on the zoning map only when an application for development, meeting the zoning requirements, is approved. (*Newport, R.I.*)

■ **flood** (See also *natural hazard*) A general and temporary inundation of normally dry land areas. (*Blacksburg, Va.*)

A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters or the unusual and rapid accumulation or runoff of surface waters from any source. (*Washington County, Ark.*)

An overflow of surface water onto lands not normally covered by water. Floods have these essential characteristics: the inundation of land is temporary and results from unusually heavy precipitation; and the land is inundated by overflow for a lake, pond, stream, and/or wetland, or is flooded by natural runoff. (*Grand Traverse County, Mich.*)

The condition existing when the waters of any watercourse, pond, or depression temporarily rise to a height above their normal levels and overflow the bound-

aries within which they are ordinarily contained. It also includes the unusual rapid accumulation or runoff of surface waters. (*Glen Ellyn, Ill.*)

A temporary increase in the flow or stage of a stream or in the stage of a wetland or lake that results in the inundation of normally dry areas. (*Hopkins, Minn.*)

A general and temporary condition of partial or complete inundation of normally dry land areas from: (1) the overflow of flood waters; (2) the unusual and rapid accumulation or runoff of surface waters from any source; or (3) the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, or by some similarly unusual and unforeseeable event which results in flooding. (*Truckee, Calif.*)

■ **flood bank, full-stage** The elevation at which water overflows the natural banks of a stream, river, or lake and begins to inundate the upland. In the absence of physical evidence, the two-year reoccurrence interval flood elevation may be used to approximate bank-full stage. (*Deschutes County, Ore.*)

■ **flood boundary floodway (FBFW) map** An official map delineating the floodway, floodway fringe, 100-year floodplain, and 500-year floodplain. The flood boundary floodway map is prepared in conjunction with the flood insurance study. (*Columbia, Mo.*)

The official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of flood hazard and the floodway. (*Truckee, Calif.*)

■ **flood control** Any undertaking for the conveyance, control, and dispersal of flood waters. (*Renton, Wash.*)

■ **flood elevation** (See also *freeboard*) The elevation flood waters would reach at a particular site during the occurrence of a specific flood period. For instance, the

100-year flood elevation is that elevation of flood waters related to the occurrence of the 100-year flood. (*Iowa City, Iowa*)

■ **flood elevation, allowable surcharge** The acceptable limit of increased flood elevation in the floodway due to obstruction of the floodway fringe. (*Dewey Beach, Del.*)

■ **flood elevation, regulatory** The elevation which is two feet above the calculated water-surface elevation of the base flood. (*Concord, N.C.*)

■ **flood frequency** The probability of a flood of a certain magnitude occurring in a given year. (*Grand Traverse County, Mich.*)

A period of years, based on statistical analysis, during which a flood of a stated magnitude may be expected to be equaled or exceeded. (*Glen Ellyn, Ill.*)

The frequency for which it is expected that a specific flood stage or discharge may be equaled or exceeded. (*Hopkins, Minn.*)

The probability of a flood occurrence which is generally determined from statistical analyses. The frequency of a particular flood event is usually expressed as occurring, on the average, once in a specified number of years or as a percent chance of occurring in any given year. (*Ephraim, Wisc.*)

■ **flood fringe** That portion of the floodplain outside of the floodway. (*St. Paul, Minn.*)

All that land lying within the one-year-floodplain that is not within the floodway. (*Santa Rosa, Calif.*)

The higher portion of the floodplain, immediately adjacent to and on either side of the floodway, occupied by quiescent or slow-moving waters during floods. (*Glen Ellyn, Ill.*)

All that land in a floodplain not lying within a delineated floodway. Land within a floodway fringe is subject to inundation by relatively low velocity flows and shallow water depths. (*Hot Springs, Ark.*)

That portion of the floodplain outside of the floodway which is covered by flood